

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:58 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON, TARKANIAN, and ROSS

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(11:58)

3-15

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF AUGUST 3, 2005 AND AUGUST 17, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(11:58 - 11:59)

3-33

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE RE-USE PLAN AND RELATED ACTIVITIES FOR THE FIFTH STREET SCHOOL, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH - WARD 1 (TARKANIAN)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Historic Fifth Street School, owned by the Las Vegas Redevelopment Agency, will be renovated for future re-use. This plan describes the process which will be used to develop the re-use and re-occupation of the facility, and related activities.

RECOMMENDATION:

Approve the re-use plan and related activities.

BACKUP DOCUMENTATION:

1. Fifth Street School Plan
2. Submitted after meeting: hardcopy of PowerPoint

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the information under the Subject and Purpose/Background sections, and then gave a PowerPoint presentation highlighting the plan. Staff feels that the UNLV School of Architecture and UNLV Modern Letters are the only existing tenants that should remain in the facility as part of the overall concept for the re-use of the school. Staff recommends approval.

CHAIRMAN GOODMAN asked if staff has checked with the International Institute of Modern Letters to see if there is still an interest to be located at the Fifth Street School. MR. ADAMS responded in the affirmative. The space was never occupied, but it is anticipated that the Institute will occupy space after completion of the renovations. CHAIRMAN GOODMAN noted that the Institute is very important for the Fifth Street School. It is rumored that the Noble Prize Laureate that chairs UNLV's Creative Writing Department is leaving to possibly become the president of Nigeria. It is very important that pressure be applied in order to attract the Institute of Modern Letters to the downtown area.

CHAIRMAN GOODMAN recognized HAL WILLERS, Director of the Las Vegas Philharmonic, in the audience. MR. WILLER is very interested in representing youth at the Nevada School of the Arts. This is just as important to the downtown area, because the gathering of so many people and great minds will bring a great synergy to downtown. MR. WILLER mentioned that the Nevada School of the Arts services thousands of students with private lessons, with group instruction, and with representing Las Vegas in cities throughout the Country. The Fifth Street School would well serve youth from all

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

MINUTES - Continued:

economic strata.

(11:59 - 12:12)

3-42

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE RE-USE PLAN REQUEST FOR PROPOSALS (RFP) FOR THE FIFTH STREET SCHOOL, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH (\$10,000 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN)

Fiscal Impact:

☐

No Impact

Amount:

\$10,000.00

☒

Budget Funds Available

Dept./Division:

OBD/Redevelopment Agency

☐

Augmentation Required

Funding Source:

RDA Special Revenue Fund

PURPOSE/BACKGROUND:

The Historic Fifth Street School will be renovated for future re-use. The RFP process will be used to develop the re-use and re-occupation of the facility. Staff will use the appropriated funds to market the RFP locally and nationally.

RECOMMENDATION:

Approve the RFP and authorize staff to issue.

BACKUP DOCUMENTATION:

None

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the Subject and Purpose/Background sections.

(12:12 - 12:13)

3-452

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE SECOND PHASE OF INTERIOR DEMOLITION AT THE FIFTH STREET SCHOOL, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH (\$705,312 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN)

Fiscal Impact:

☐

No Impact

Amount:

\$705,312.00

☒

Budget Funds Available

Dept./Division:

OBD/Redevelopment Agency

☐

Augmentation Required

Funding Source:

RDA Special Revenue Fund

PURPOSE/BACKGROUND:

Commencement of phase II interior demolition at the Historic Fifth Street School is necessary to allow for future re-use and re-occupation of the facility.

RECOMMENDATION:

Approve funding for the phase II demolition.

BACKUP DOCUMENTATION:

Site Map

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the Subject and Purpose/Background sections.

(12:13)

3-489

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A PROFESSIONAL SERVICES AGREEMENT WITH WESTAR ARCHITECTS, INC., FOR THE DESIGN SERVICES ON THE SECOND PHASE INTERIOR DEMOLITION OF THE FIFTH STREET SCHOOL RENOVATION, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH (\$85,235 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$85,235.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	OBD/Redevelopment Agency
<input type="checkbox"/>	Augmentation Required	Funding Source:	RDA Special Revenue Fund

PURPOSE/BACKGROUND:

The Historic Fifth Street School will be renovated for future retail use. Phase II of this renovation is to provide demolition to grey shell space for future tenant improvements for remainder of the existing structures. Westar Architects and their subconsultants will provide complete design services and historic research for Phase II of this project.

RECOMMENDATION:

Approve the negotiated Professional Services Agreement with Westar Architects, Inc., for the design services of Fifth Street School Renovation - Phase II in the amount of \$85,235 and approve an Additional Services contingency reserve of \$12,750.

BACKUP DOCUMENTATION:

Professional Services Agreement

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the Subject, Purpose/Background, and Recommendation sections.

MEMBER TARKANIAN noted that questions have been raised about the amount of money being spent on this. However, she believes the time is right to take a chance, so that the history is not lost. She agreed with CHAIRMAN GOODMAN's previous comments that any great city is built upon its history.
(12:13 - 12:15)

3-509

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE REVISION OF PURCHASE ORDER NO. 229160, FIFTH STREET SCHOOL RENOVATION-PHASE 1, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH – OFFICE OF BUSINESS DEVELOPMENT – AWARDED TO: DLC GENERAL CONTRACTING, INC., (\$40,000 – REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) – WARD 1 (TARKANIAN)

Fiscal Impact:

<input type="checkbox"/>	No Impact	Amount:	\$40,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division:	OBD/Redevelopment Agency
<input type="checkbox"/>	Augmentation Required	Funding Source:	RDA Special Revenue Fund

PURPOSE/BACKGROUND:

The July 6, 2005 Redevelopment Agency meeting approved a bid award for the Fifth Street School Renovation-Phase 1 to DLC General Contracting, Inc., in the amount \$559,681 and a contingency amount of \$39,178. The original contingency amount was used for additional abatement costs. This revision provides a contingency fund for the completion of the contract.

Purchasing and Contracts Contact (PCC): L. E. Davis

Point of Contact (POC): Chris Cates (702) 436-6808

RECOMMENDATION:

That the RDA Board approve the revision to Purchase Order No. 229160, Fifth Street School Renovation-Phase 1 to DLC General Contracting, Inc. to cover any additional construction conflicts and contingency in the amount of \$40,000.

BACKUP DOCUMENTATION:

None

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS with ROSS abstaining because of his professional relationship with DLC

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the Subject, and Purpose/Background sections.

(12:15)

3-555

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

RESOLUTIONS:

RA-10-2005 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE COMMERCIAL VISUAL IMPROVEMENT PROGRAM (CVIP) AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY (RDA) AND THE MICHAEL AND BEATRICE KATZ FAMILY TRUST BYPASS TRUST, LOCATED AT 231 SOUTH 3RD STREET, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT AGENCY - WARD 1 (TARKANIAN) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 55 (R-86-2005) AND RDA ITEM 8]

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This is a related item to discussion and possible action regarding assisting the Michael and Beatrice Katz Family Trust Bypass Trust with the cost of visual improvements for the building at 231 South 3rd Street. Approval will adopt findings that the Agreement is in compliance with furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Resolution No. RA-10-2005
2. Site Map

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS with GOODMAN abstaining because of his close personal and business relationships with the Katz Family

MINUTES:

MICHAEL KATZ was present.

SCOTT ADAMS, Director, Office of Business Development, mentioned that this resolution involves similar action, by the Agency, to the resolution under City Council Item 55.

MEMBER TARKANIAN said the project is very impressive.

NOTE: See 9/21/2005 City Council Item 55 and Redevelopment Agency Item 8 for related discussion.
(12:15 - 12:20)

3-600

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A COMMERCIAL VISUAL IMPROVEMENT PROGRAM (CVIP) AGREEMENT WITH THE MICHAEL AND BEATRICE KATZ FAMILY TRUST BYPASS TRUST, PROVIDING FUNDS TO ASSIST WITH IMPROVEMENTS TO A COMMERCIAL BUILDING LOCATED AT 231 SOUTH 3RD STREET, APN 139-34-201-021 (NOT TO EXCEED \$50,000 - REDEVELOPMENT AGENCY (RDA) SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM 55 (R-86-2005) AND RDA ITEM 7 (RA-10-2005)]

Fiscal Impact:

☐

No Impact

Amount:

\$50,000.00

☒

Budget Funds Available

Dept./Division:

OBD/Redevelopment Agency

☐

Augmentation Required

Funding Source:

RDA Special Revenue Fund

PURPOSE/BACKGROUND:

The Michael and Beatrice Katz Family Trust Bypass Trust is the owner of the building, a historic Methodist Church, located at 231 South 3rd Street. The building is in the process of having extensive interior work done and the exterior will also undergo a complete rehabilitation. The dated look on the exterior will be replaced with new and expanded façade rehabilitation, including a clock tower, roof, stained glass, stone work, and landscaping.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Commercial VIP Agreement
2. Site Map

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS with GOODMAN abstaining because of his close personal and business relationships with the Katz Family

MINUTES:

NOTE: A picture was shown but not submitted for the record.

MICHAEL KATZ was present.

SCOTT ADAMS, Director, Office of Business Development, remarked that this item involves funding in the amount of \$50,000 for the VIP grant and authorizes entering into agreements. He showed a picture depicting the planned project.

NOTE: See 9/21/2005 City Council Item 55 and Redevelopment Agency Item 7 for related discussion.

(12:15 - 12:20)

3-600

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING THE LEVEL OF COMPLIANCE BY EDMOND TOWN CENTER, LLC, WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT PERFORMANCE SCHEDULE FOR EDMOND TOWN CENTER, LOCATED AT THE SOUTHWEST CORNER OF H STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

As amended on July 6, 2005, the Fourth Amendment to the Disposition and Development Agreement with Edmond Town Center, LLC, required completion of the core and shell for the 75,000 square foot expanded in-line retail space no later than September 12, 2005. The Developer has requested that this date be extended to September 27, 2005.

RECOMMENDATION:

Receive report and consider extension of core and shell deadline to September 27, 2005.

BACKUP DOCUMENTATION:

Letter from Paul Jones dated September 6, 2005

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, went over the Purpose/Background section. He explained that the developer encountered some problems with the roof system, which caused a delay in some of the construction. A substantial amount of the project has been completed, and several of the tenants have already received keys.

(12:20 - 12:22)

3-740

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005**

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐ **CONSENT**☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING TRANSFERRING REAL PROPERTY LOCATED AT 1811 SOUTH COMMERCE STREET, LAS VEGAS, NEVADA (APN 162-03-301-012) TO THE STRATOSPHERE CORPORATION PURSUANT TO THE OWNER PARTICIPATION AGREEMENT OF 1994 BETWEEN THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY AND THE STRATOSPHERE CORPORATION, FOLLOWING A STIPULATED SETTLEMENT OF A CONDEMNATION ACTION (CASE NO. A345549) - WARD 1 (TARKANIAN)

Fiscal Impact:☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In 1994 the Agency and Stratosphere Corporation entered into an Owner Participation Agreement. The Agreement obligates the Agency to use its condemnation authority to acquire certain properties. A Final Order of Condemnation was entered September 8, 2005. The Owner Participation Agreement relevantly provides that "... the Agency shall convey title and possession of an acquisition parcel to the developer as soon as practicable following the acquisition of such parcel by the Agency."

RECOMMENDATION:

That the Redevelopment Agency authorize its Chairman to execute a grant, bargain and sale deed conveying the property to the Stratosphere Corporation.

BACKUP DOCUMENTATION:

None

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS

MINUTES:

NIKKI ROMER, Stratosphere Corporation, was present.

CITY ATTORNEY JERBIC reported that in 1994 the City Council and the Redevelopment Agency entered into an owner participation agreement with the Stratosphere Corporation for the use of the City's condemnation powers in order to assemble properties for the Stratosphere expansion. Ultimately, only two properties went to court. One of those two properties went to trial earlier in the year, which resulted in a stipulation between that property owner and the Agency to settle in a particular amount, including interest, judgment, and attorney fees. This item requests authorization for CHAIRMAN GOODMAN to execute and transfer a grant, bargain, and sale deed from the Agency to Stratosphere Corporation. The Agency will be made 100 percent whole with this transaction. All costs associated with the condemnation have been reimbursed, as well as attorney fees. He recommended approval.

CHAIRMAN GOODMAN said this is the final stage of a very dark period in which the City used condemnation to take from the private sector to give to another private sector. Even though it is legal, the current members of the City Council do not feel it is appropriate. MEMBER TARKANIAN agreed

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

MINUTES - Continued:

with the comments of CHAIRMAN GOODMAN.

(12:22 - 12:25)

3-805

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 21, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

BEATRICE TURNER, West Las Vegas resident, stressed that Edmond Town Center was one more requesting another extension. Also, she cautioned that, if the security guard working for Family Food II continues to work there, a major drive-by shooting at that store is going to happen, because that guard is very violent with both males and females. That guard caused major problems for the security agency that previously employed him. Lastly, she mentioned to CHAIRMAN GOODMAN that, without his help or the help of the Salvation Army, she was able to get a home completely furnished in West Las Vegas for a New Orleans family. Everyone she called in her community came to her aid in order to provide housing for this family. She recommended the Salvation Army not be given a quarter.

(12:25 - 12:28)

3-897

VENETIA KELLY, West Las Vegas resident, commended MEMBER WEEKLY on his comments regarding Bells Market and Family Food II. She then showed pictures, which were not submitted for the record, of Edmond Town Center and expressed concern about the Center having too much open space and not enough business space. She also showed pictures of a plaza located on Sunset and Stephanie where there is a good combination of business and open space, which is what she would like to see in West Las Vegas in order to attract people and make them feel comfortable.

(12:28 - 12:33)

3-1041

THE MEETING ADJOURNED AT 12:33 P.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
October 19, 2005